

### Project Description:

Proposed construction of (1), 4-story, approximately 59,204 sf Mixed Use building comprised of 55,219 sf of Work lofts above 3,984 sf of ground floor retail and 18,403 sf of covered parking providing 71 associated individual parking spaces

Administrative Site Development for this parcel was previously approved under Gilman Point Self Storage and Les Schwab Tire Center ASDP-15-00002. The Gilman Point Self storage project has been executed under BLD16-00054 this proposal will replace the planned Les Schwab Tire Center

Site development of this project has been allowed to move forward during the existing moratorium under the development agreement DA17-00001 section 4.3. This site development permit seeks approval of urban design and architectural fit as outlined in section 4.3.2 and 4.3.5 of that development agreement prior to submitting for building permit.

### Project Narrative:

- 1) Development objectives, proposal and relationship to existing site and it's uses:
  - a. This project seeks to create a studio loft space that can provide working and meeting spaces for a number of small businesses in the area. These spaces rented for everything from long to short term periods provide business incubation space that helps contribute to a thriving communities and create the next generation of Issaquah based businesses. The site has been permitted previously to construct a 4 story Self-Storage project and a Les Schwab tire center. This project seeks to take the place of the proposed Les Schwab Tire center and provide a potential parallel use for the self-storage. Furthermore this project seeks to add two ground floor retail spaces.
- 2) Briefly discuss those City standards or guidelines that the applicant think are most pertinent to the site and design of the project, and how the proposal implements and complies with them.
  - a. This project seeks to provide a positive ground floor pedestrian experience to contribute to the development of the nearby multi use trail and intersection of Gilman Blvd and NW Juniper St. Revisions have been made in guidance of city staff and the cities consultant working on architectural review. We would like to present this design to the design commission for approval.
- 3) Discuss how the proposed design will address the city's vision on sustainable Development; and, indicate if you propose to certify the development as a green building.
  - a. At this time there are no plans to certify the building with any particular rating system. However we feel strongly that we will be providing a building that addresses the city's vision for sustainable development by providing for a use that supports the economic sustainability of the city through incubating small businesses and providing space for small but vital entrepreneur in the area. The project also seeks to provide multiple ground floor retail spaces that can provide services to pedestrians and cyclists on the nearby multi use trail.

